
DOVER PLANNING AND ZONING COMMISSION MINUTES SEPTEMBER 3, 2020

CITY OF DOVER PLANNING AND ZONING COMMISSION MEETING
Dover Council Chambers
699 Lakeshore Ave., Dover, ID

P&Z COMMISSIONERS IN ATTENDANCE:

☒ Marilyn Becker ☐ Joe Gibbs ☒ Julie Reister-Keaton ☒ Susie Kubiak ☒ John Thorpe

STAFF/OTHERS IN ATTENDANCE:

☒ Clare Marley, AICP, City Planner

CALL TO ORDER/ROLL CALL:

Vice Chair Kubiak called the meeting to order at 6:04 p.m. Chair Becker presided over the remainder of the meeting shortly after the call to order.

CONSENT AGENDA:

Commissioner Reister-Keaton moved, and Commissioner Kubiak seconded the motion, to approve the minutes of the August 6, 2020 meeting, as written. The Chair declared the motion approved on a unanimous vote.

PUBLIC COMMENT:

None. The workshop meeting was open to the public via internet-based call-in only, due to COVID-19 restrictions.

OLD BUSINESS:

Stormwater/erosion control ordinance draft: Ms. Marley presented the revisions to the draft stormwater/erosion control ordinance provided by City Engineer Jay Hassell. The proposed revisions included:

- Additions to the definition section to include EPA, grassed infiltration areas, Idaho Department of Environmental Quality BMPs, and a couple of changes to wording.
- Adjustments to the exceptions section to confirm that landscaping activities are still subject to stormwater/erosion control measures if the land drains into a waterway and all activities are subject to any applicable Clean Water Act regulations.
- Added language regarding transport of sediment.
- A new section affirming that natural or historic water courses cannot be changed without city approval.
- The tying of local codes into federal stormwater procedures and codes, where applicable.
- An allowance for clean water flows from rooftops to be discounted from the treatment calculations.
- Added language regarding site development adjacent to steep roads.
- An increase in the allowable square footage of impervious surface before a major plan is required, from 2,000 square feet to 3,000 square feet.
- Added language allowing the city to act if an emergency situation arises
- Inclusion of recovery of costs for repairs where violations require city action.

The group discussed the remedy and violation language and inclusion of language regarding discharge of untreated stormwater into waterways.

The Commission concurred with scheduling the ordinance amendment to hearing in October. Ms. Marley advised that she would work with the city to begin the hearing advertisements.

Subdivision ordinance update draft: The Commission reviewed the latest revisions to the conservation subdivision section of the subdivision draft. The revisions included:

- Correction to Section 11-12-2 to reflect conservation subdivisions are permitted in all districts except industrial, commercial, or mixed use.
- Addition of “viewsheds” to the purpose section and removal of this from the open space section.
- Adjustment of the fire escape and fire flow requirements to reflect review and approval by the fire district.

The Commission discussed the update to the subdivision standards section (11-5-2) and agreed with the changes to reflect proposed streets are consistent with adopted street standards rather than the comprehensive plan, and added language reflecting development in hazardous areas, impacts to services and natural resources. The Commission agreed that the updated language includes the criteria necessary to review a proposed development.

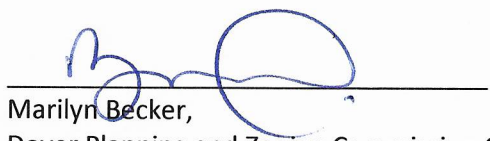
Ms. Marley touched on reductions in lighting requirements and “dark sky” options, pathways, access points, and developer agreements.

Training: The city planner and the Commission reviewed a recent letter from the city attorney regarding best practices for decision makers for quasi-judicial matters. They discussed ex parte contact and scenarios where this comes into play.

Announcements: Staff updated the Commission on the City Council approval of Orchard Ridge Estates and the fire flow discussion. The Commission requested the stormwater ordinance be placed on the October agenda, along with the subdivision update discussion. The Commission requested the comprehensive plan implementation goals be placed on the November agenda. Commissioner Thorpe asked that setback discussions be returned to the Commission agenda.

MEETING ADJOURNED:

Commissioner Kubiak moved to adjourn, and Commissioner Thorpe seconded the motion. The Chair declared the meeting adjourned at 7:50 p.m.



Marilyn Becker,
Dover Planning and Zoning Commission Chair